

At the July 7<sup>th</sup> meeting, a representative from PulteGroup testified (around minute 39) that buyers of ranch homes and growing families prefer smaller lots to reduce outdoor maintenance. This statement appeared to be based on the representative's professional experience and observations.

However, this perspective differs from PulteGroup's own 2020 homebuyer survey, which emphasizes the value of outdoor living spaces—including areas for grilling, relaxing, and spending time with family.

This inconsistency is significant, as it challenges one of the central justifications for the proposed smaller lot sizes and increased density in the Westlyn development.

While it is reasonable to acknowledge that some buyers desire low-maintenance yards, this does not necessarily reflect a preference for less outdoor space. In fact, functional and usable outdoor areas remain a priority for many homebuyers. Smaller lots alone do not inherently satisfy this need; rather, it is thoughtful and balanced design that can achieve both low maintenance and high livability.

I urge the Town to closely examine whether the proposed lot sizes truly reflect homebuyer preferences—and to ensure that any approvals align with the broader goal of long-term community value and livability.